



September 6, 2007

AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

Call to Order	Chairperson Hall
Invocation	Dean Thompson
Pledge of Allegiance	Jean Garniewicz
Quorum	Chairperson Hall
Approval of Minutes for August 16, 2007	Chairperson Hall
Reading of the Agenda	Director Browning
Approval of the Agenda	Chairperson Hall

Old Business

Preliminary Plat	Staff
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New Business

Final Plat	Staff
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1. **[Creek Bend Section II, Phase II](#)**, Wrightsboro Road, Zoned R-2, 15 lots, 8.54 acres, *Commission District 4*. [Map] [Site Plan] [Staff Report]

Preliminary Plat	Staff
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2. **[Arlington Phase I](#)**, Dozier Road, Zoned R-A, 33 lots, 142.20 acres, *Commission District 4*. [Map] [Site Plan] [Staff Report]
3. **[Baldwin Place II](#)**, South Old Belair Road, Zoned R-2 RCO, 50 lots, 24.20 acres, *Commission District 3*. [Map] [Site Plan] [Staff Report]
4. **[Canterbury Farms Phase II](#)**, Chamblin Road, Zoned PUD, 75 lots, 67.50 acres, *Commission District 4*. [Map] [Site Plan] [Staff Report]

Rezoning	Staff
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5. **[RZ 07-09-01](#)**, Rezone Tax Map 072E Parcel 003, 0.33 acre located at 254 North Belair Road, from R-2 to P-1. *Commission District 3*. [Application] [Map] [Staff Report]
6. **[RZ 07-09-02](#)**, County Initiated Rezoning of Tax Map 052 Parcel 039, 3.41 acres located at 5870 Wrightsboro Road, from C-1 to R-A. *Commission District 4*. [Map] [Staff Report]
7. **[RZ 07-09-03](#)**, County Initiated Rezoning of a portion of Tax Map 041 Parcel 070, 1.30 acre located at 873 Louisville Road, from C-1 to R-A. *Commission District 4*. [Map] [Staff Report]
8. **[RZ 07-09-04](#)**, County Initiated Rezoning of Tax Map 031A Parcel 047C, 0.50 acre located at 827 Fairview Drive, from C-2 to R-A. *Commission District 4*. [Map] [Staff Report]



September 6, 2007

AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

9. **RZ 07-09-05**, County Initiated Rezoning of Tax Map 031 Parcel 067, 12 acres located at 1002 Appling-Harlem Highway, from P-1 to R-A. *Commission District 4.* [Map] [Staff Report]
10. **RZ 07-09-06**, Rezone Tax Map 074C Parcels 052, 014, 012, 010, 010A, 027B, 045, 051, 014E, 056, 055, 053, 050, and 027D, 19 +/- acres located at 1421 Collins Drive; 4507, 4529, 4551, 4557 and 4559 Avery Avenue; 4501, 4517, 4523, 4533, 4535, 4537, 4539, and 4549 Jessie Road, from R-2 and R-3A to T-R. *Commission District 2.* [Application] [Map] [Staff Report]
11. **PUD Revision**, Portion of Tax Map 067 Parcel 113, 41.70 acres located on Columbia Road, *Commission District 3.* [Map] [Site Plan] [Staff Report]

Text Amendment..... **Staff**

12. **TA07-09-01, Front Setback Requirements** for certain portions of Washington Road, Columbia Road, and Flowing Wells Road. [Proposed Ordinance] [Map] [Staff Report]

Staff Comments **Staff**

Public Comments..... **Chairperson Hall**

Adjourn **Chairperson Hall**

Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Brett McGuire, Vice-chairman
District 1 [Ron Thigpen]	Jean Garniewicz
District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall, Chairperson
District 4 [Lee Anderson]	Tony Atkins



September 6, 2007

AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

Meeting Schedule: September 2007 / October 2007

Board/Commission	Date	Time	Location
Planning Commission	September 6, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	September 18, 2007	6:00 PM	Evans Government Center Auditorium
Planning Commission	September 20, 2007	6:30 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	September 24, 2007	8:00 AM	Evans Government Center Auditorium
Board of Commissioners	October 2, 2007	6:00 PM	Evans Government Center Auditorium
Planning Commission	October 4, 2007	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	October 16, 2007	6:00 PM	Evans Government Center Auditorium
Planning Commission	October 18, 2007	6:30 PM	Evans Government Center Auditorium
Planning and Engineering Services Committee	October 23, 2007	8:00 AM	Evans Government Center Auditorium

Rezoning and variance items going forward to the Board of Commissioners on this agenda will be heard on ***Tuesday, September 18, 2007*** at 6:00 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on ***Friday, September 14, 2007*** to place their name on the agenda for presentation.



The Columbia County Planning Commission held a staff briefing at 6:00 p.m. in the Evans Government Center Complex in the Planning Division conference room at 630 Ronald Reagan Drive in Evans, on Thursday, August 16, 2007. Items were discussed with no action taken. Their regularly scheduled meeting followed at 6:30 p.m. in the Evans Government Complex auditorium.

Chairperson Hall called the meeting to order. Those in attendance in addition to the Chairperson were; Commissioner Dean Thompson; Commissioner Brett McGuire; Commissioner Tony Atkins; Commissioner Jean Garniewicz; Jeff Browning, Division Director; Justin Snyder, Planner II; Chuck King, Planning Technician; and the general public.

Commissioner McGuire gave the Invocation followed by Commissioner Thompson leading the Pledge to the Flag.

Chairperson Hall declared a quorum with 100% of the members present.

Commissioner McGuire moved to approve the minutes of the August 2, 2007 meeting. Commissioner Garniewicz seconded. Motion carried 5 - 0.

Mr. Browning read the agenda. He stated that under new business there were three final plats for consideration. Mr. Browning added that the September 4, 2007 board of commissioners meeting had been cancelled.

Commissioner Garniewicz moved to approve the agenda as presented. Commissioner Thompson seconded. Motion carried 5 - 0.

Old Business

None

New Business

(Final Plats)

Highgrove at Williamsburg Phase VI-B, Hardy McManus Road, Zoned R-1 RCO and R-2 RCO, 52 lots, 26.20 acres, Commission District 3.

Mr. Snyder presented the final plat for Highgrove at Williamsburg Phase VI-B. He stated that the plat was conditionally approved by all departments and that the improvements in the field were completed and had been inspected. Mr. Snyder stated that the improvements were scheduled to be accepted by the board of commissioners at its August 21, 2007 meeting. Mr. Snyder also stated that the lot widths had to be adjusted to meet the minimum criteria for the RCO district. Staff was recommending approval with conditions.

Kiokee Ridge Section IV, Phase II, Bent Creek Drive, Zoned R-A, 2 lots, 10.09 acres, Commission District 3.

Mr. Snyder presented the final plat for Kiokee Ridge Section IV, Phase II. He stated that the plat was approved by all departments and the improvements in the field were completed and had been inspected. Mr. Snyder stated that the improvements were scheduled to be accepted



Columbia County Planning Commission
August 16, 2007

Public Meeting
Page 2 of 2

by the board of commissioners at its August 21, 2007 meeting. Staff was recommending approval with conditions.

Woodlief IV, Wells Drive, Zoned R-1 RCO, 48 lots, 33.23 acres, Commission District 3.

Mr. Snyder presented the final plat for Woodlief IV. He stated that the plat was conditionally approved by all departments. The improvements were scheduled to be accepted by the board of commissioners at its August 21, 2007 meeting. Mr. Snyder stated that the storm water easement had to be moved out of a private R/W serving lot 55. Lot 55 had to be platted separately along with private road and documentation. Mr. Snyder stated that no building permits would be issued for lots containing temporary sediment basins until the basins were removed and the sewer was installed. Staff was recommending approval with conditions.

Commissioner Thompson wanted clarification on the cul-de-sac for Kiokee Ridge. Mr. Snyder clarified that the cul-de-sac was being extended.

Commissioner Thompson made the motion to approve the final plats for Highgrove at Williamsburg Phase VI-B; Kiokee Ridge Section IV, Phase II; and Woodlief IV and to include all departmental conditions. Commissioner Garniewicz seconded. Motion carried 5 - 0.

(Rezoning)
None

(Staff Comment)
None

There being no further business, the meeting adjourned at 6:35 p.m. .

Approved,

_____, Chairperson
Deanne Hall

_____, Planning Technician
Chuck King

Creek Bend Section II, Phase II

Highwood at
Indian Springs

Site

Chamblin
Road

Wrightsboro
Road







FINAL PLAT

CREEK BEND SECTION II, PHASE II

Property Information

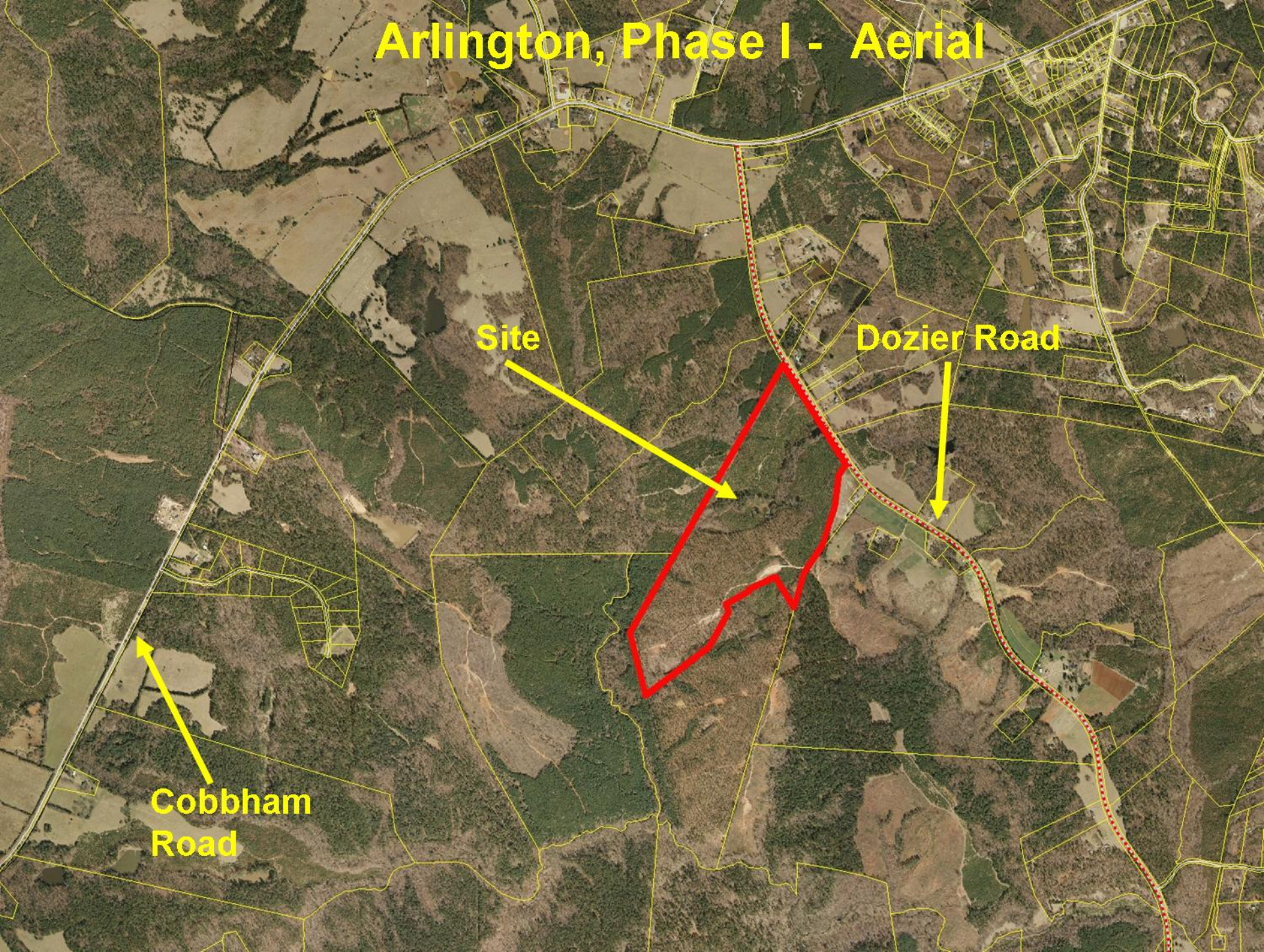
Subdivision Name	Creek Bend Section II, Phase II
Location/address	Wrightsboro Road
Development Acreage	8.54 acres
Number of lots/units	15 lots (1.76 lots per acre)
Zoning	R-2 (Single Family Residential)
Engineer/Surveyor	James Swift & Associates
Commission District	District 4 (Anderson)
Recommendation	Approval with conditions

Summary and Recommendation

The developer, Regis Development Company, seeks final plat approval for Creek Bend Section II, Phase II located on Wrightsboro Road. This section of the development contains 15 lots on 8.54 acres for an average of 1.76 lots per acre. The property is zoned R-2 (single family residential). The plat has received the necessary approvals with changes to be made to the plat and in the field before its release for sale of lots. Approval is contingent upon completion of all fieldwork. This item has been taken to the PESC committee for review, and BOC acceptance of improvements is scheduled for the September 18, 2007 meeting.

Staff recommends **approval contingent upon BOC acceptance of improvements with all staff conditions included.**

Arlington, Phase I - Aerial



Site

Dozier Road

Cobbham
Road

Arlington, Phase I - Site Plan



PRELIMINARY PLAT

ARLINGTON, PHASE I

Property Information

Subdivision Name	Arlington Phase I
Location/address	Dozier Road
Development Acreage	142.20 acres
Number of lots/units	33 lots (4.31 acres per lot)
Zoning	R-A (Residential Agricultural)
Engineer/Surveyor	Swift
Commission District	District 4 (Anderson)
Recommendation	Approval with conditions

Summary and Recommendation

MBH Holdings, Inc., seeks preliminary plat approval for Arlington Phase I located on Dozier Road. The property is zoned R-A (residential agricultural) and the applicant is seeking 33 lots on 142.20 acres for a density of 4.31 acres per lot. The plans have a few outstanding issues to be addressed, including extension of a street stub to the rear of lots 2 and 13 to meet the subdivision regulations. This stub-out will be used as the primary means of access for future phases of the subdivision. A building envelope must be shown for lot 14 since it is questionable whether this lot is buildable given the presence of a significant amount of wetlands and state waters on the proposed lot. Finally, soil testing has revealed that alternative septic systems may be required for lots 2A, 1B, 2B, 14B, and 19B. The plans have been changed to reflect the proper location of the property lines to accommodate a drainage field on each of these lots based on results of additional soil testing. The health department will review each of these lots to insure that septic systems will percolate properly. The plans will not be released for construction until all comments have been addressed by the civil engineer.

Staff recommends **approval with all conditions included.**

Baldwin Place II - Aerial

Columbia Road

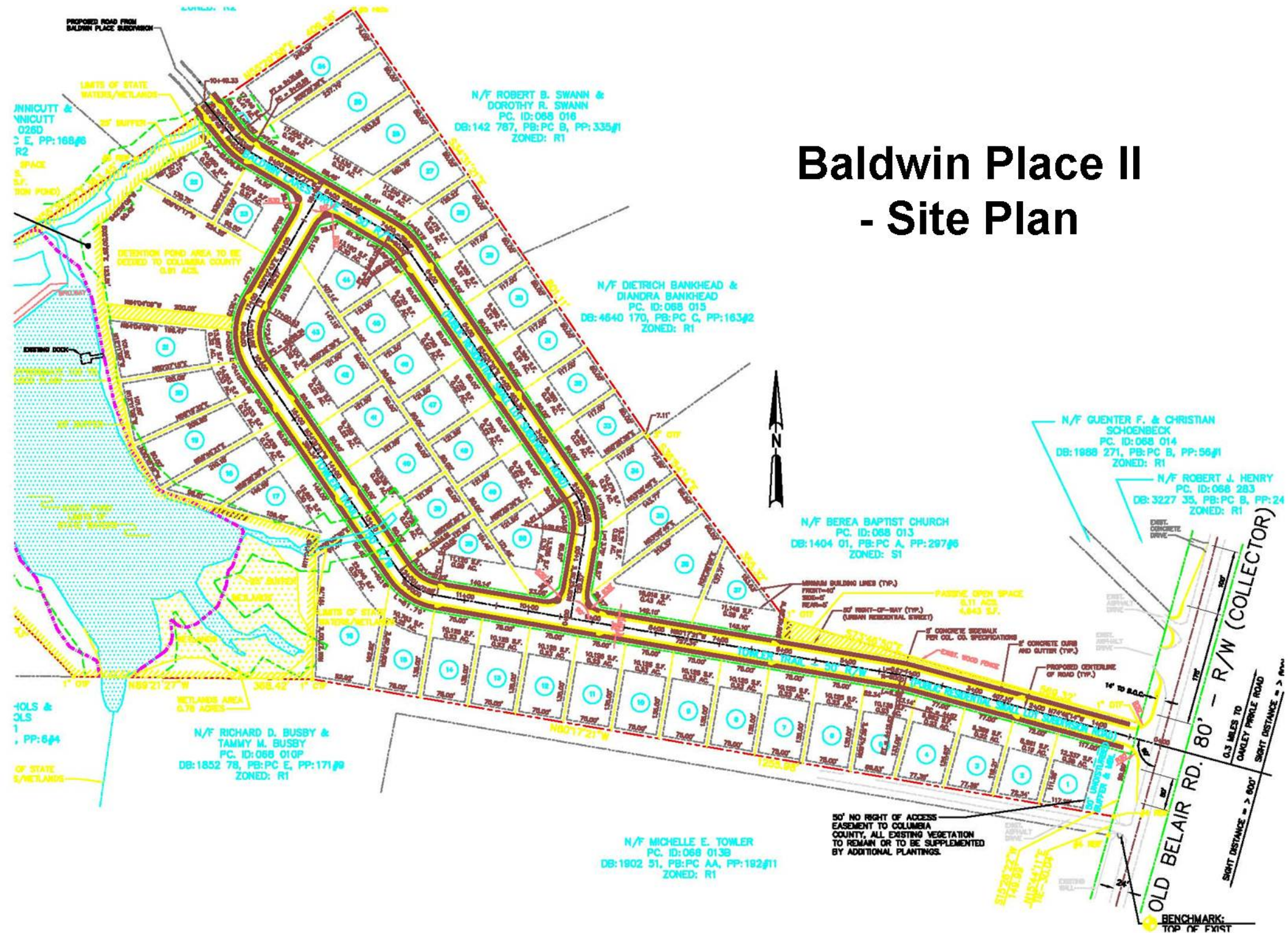
Oakley Pirkle Road

Site

South Old Belair Road



Baldwin Place II - Site Plan





PRELIMINARY PLAT

BALDWIN PLACE II

Property Information

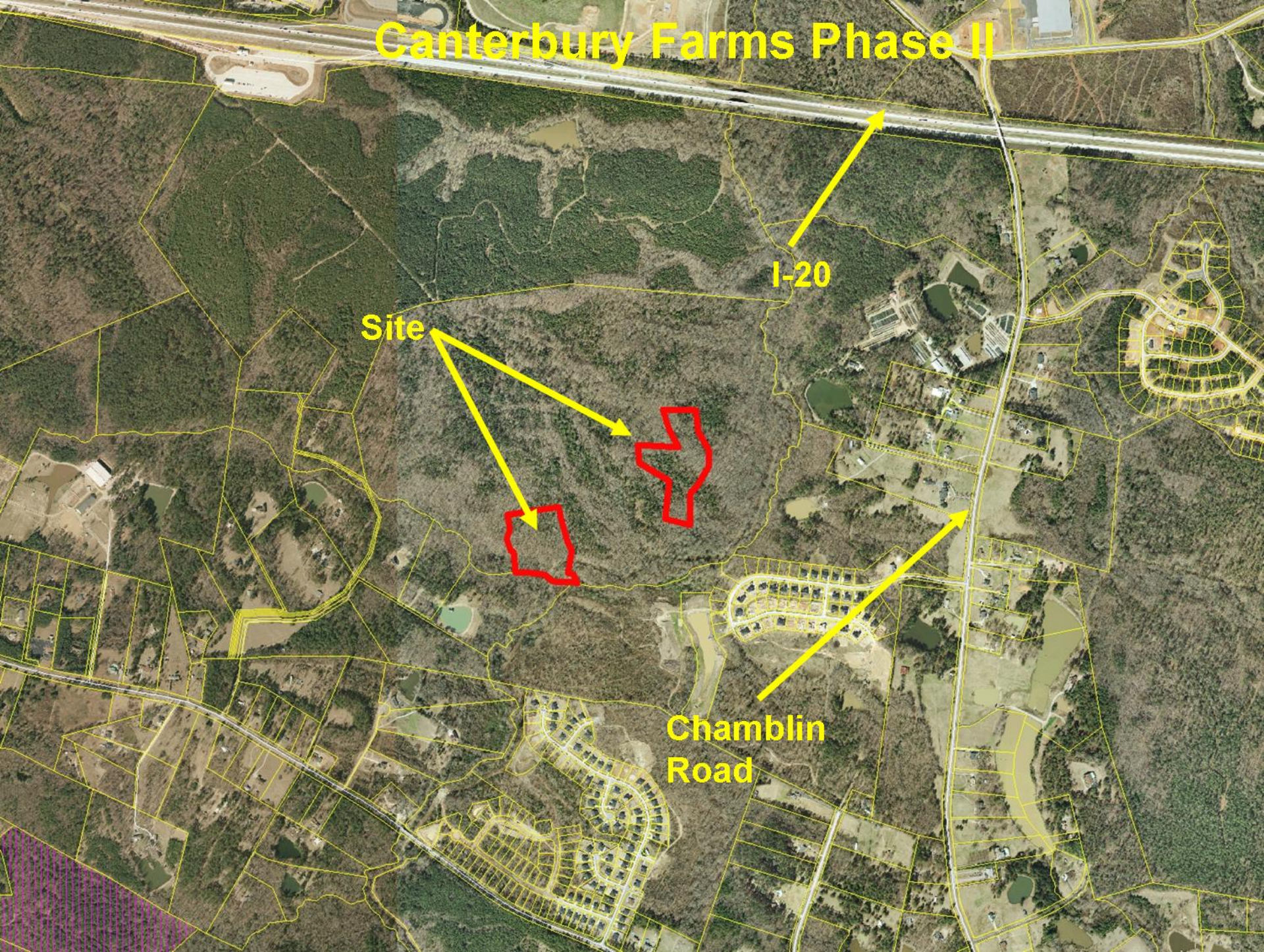
Subdivision Name	Baldwin Place II
Location/address	South Old Belair Road
Development Acreage	24.20 acres
Number of lots/units	50 lots (2.07 lots/acre)
Zoning	R-2 RCO (Single-Family Residential with a Residential Cluster Overlay)
Engineer/Surveyor	Bluewater Engineering
Commission District	District 3 (Ford)
Recommendation	Approval with conditions

Summary and Recommendation

Baldwin Lakes, LLC, seeks preliminary plat approval for Baldwin Place II located on South Old Belair Road. The property is zoned R-2 RCO and the applicant is seeking 50 lots on 24.20 acres for a density of 2.07 lots per acre. The plans have a few outstanding erosion and sediment control and engineering issues to be addressed. Staff will be working with the civil engineer to resolve these items. Staff will not release the plans for construction until all issues have been addressed satisfactorily.

Staff recommends **approval with all conditions included.**

Canterbury Farms Phase II

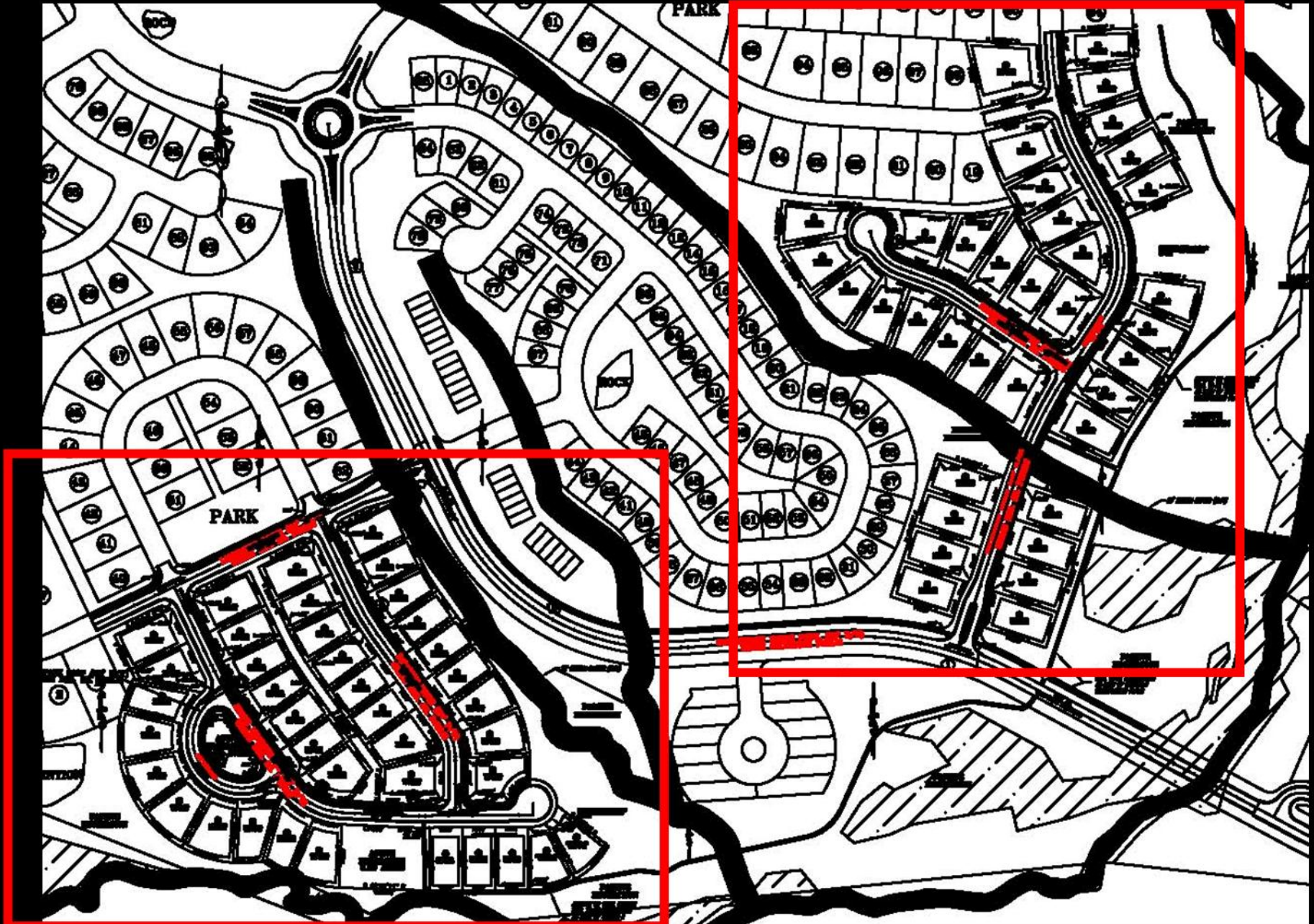


I-20

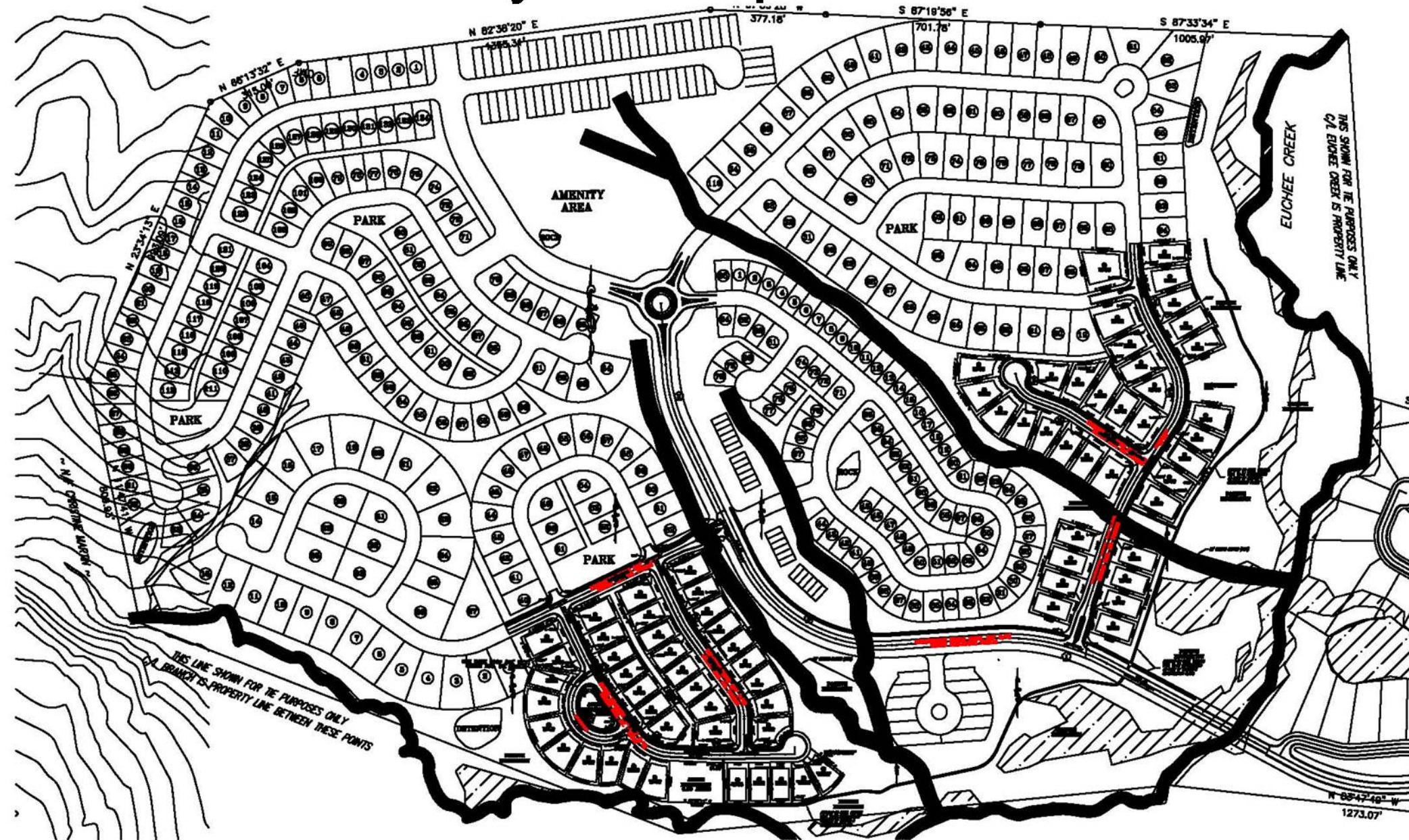
Site

Chamblin
Road

Canterbury Farms Phase II - Site Plan



Canterbury Farms Updated PUD Plan





PRELIMINARY PLAT

CANTERBURY FARMS II

Property Information

Subdivision Name	Canterbury Farms II
Location/address	Chamblin Road
Development Acreage	67.50 acres
Number of lots/units	75 lots (1.11 lots/acre)
Zoning	PUD (Planned Unit Development)
Engineer/Surveyor	Civil Design Solutions
Commission District	District 4 (Anderson)
Recommendation	Approval with conditions

Summary and Recommendation

Euchee Forest, LLC, seeks preliminary plat approval for Canterbury Farms II located on Chamblin Road. The property is zoned PUD and the applicant is seeking 75 lots on 67.50 acres for a density of 1.11 lots per acre. The plans have a few outstanding issues to be addressed. Staff will be working with the civil engineer to resolve these items. Staff will not release the plans for construction until all issues have been addressed satisfactorily and all necessary Army Corps of Engineers permits have been obtained.

The applicant also is requesting a PUD revision to revise the layout of the development to incorporate a collector road to serve an adjacent property to the northwest. This road will eventually connect Chamblin Road to Baker Place Road. The lots have also been shifted around slightly, but the overall density of the PUD has not increased. Staff is recommending approval of this PUD revision.

Staff recommends **approval with all conditions included.**

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R-2 to P-1

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # 072E Parcel # 003
Address 254 N. Belair Rd EVANS GA. 30809 Acreage 0.33
Road Frontage 105 feet on the North South/East/West (circle one) side of
N Belair Rd. Property is approximately 1,000 feet from the
intersection of N Belair Rd. & Cox Rd. The attached plat for the
property was prepared by W.R. Toole Engineers Inc and dated 4/10/92

PROPOSED USE:

If approved, the property will be used for the following purposes:

PROFESSIONAL OFFICE SPACE

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Calvin L. Agnew Jr APPLICANT: Calvin L. Agnew Jr
ADDRESS: 254 W. Belair Rd ADDRESS: 2134 Oak Ridge Rd.
CITY: EVANS GA ZIP: 30809 CITY: MARTINEZ GA ZIP: _____
PHONE #: 706/863-2672 PHONE #: 706/863-2672

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. NO (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Owner's Signature

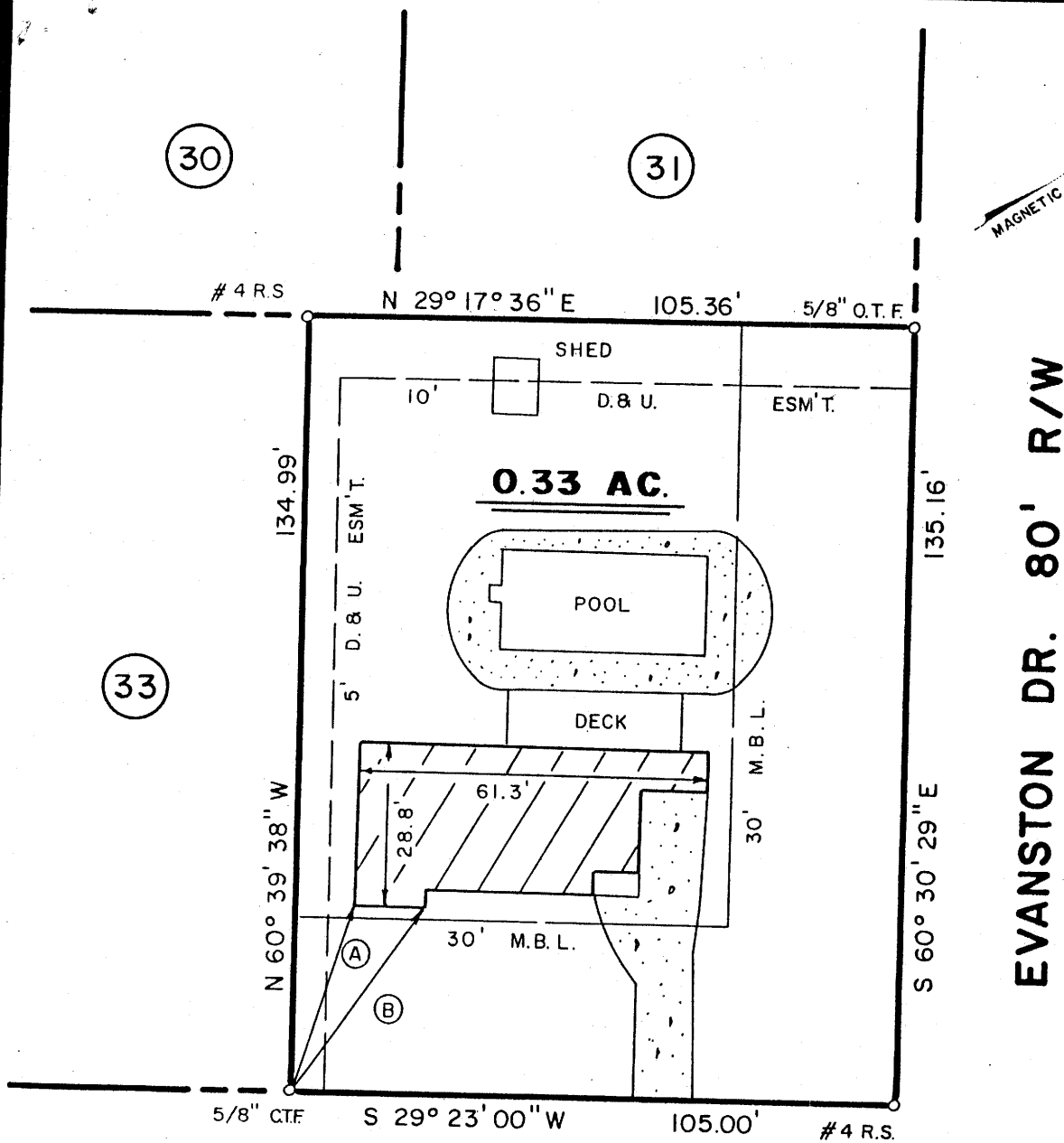
Applicant's Signature

Subscribed and sworn to before me on 24 day of July 2007
By: Ruth M. Bartam Notary Public

Please return original notarized application with all documents, along with your \$535.00 application fee to:
Columbia County Planning and Development Division

P.O. Box 498
630 Ronald Reagan Drive
Evans, GA 30809

Date Received: 7/26/07
Public Hearing Date: 9/6/07
File # 07-69-01



HOUSE TIES	
(A) N 42° 36' 42" W	33.28'
(B) N 24° 50' 50" W	38.98'

BELAIR RD. R/W VARIES

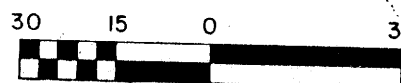
TECHNICAL DATA
 DATE OF SURVEY - 4/7/92
 EQUIPMENT USED - SET II
 ANGULAR ERROR - 5" / ANGLE
 PRECISION - 1 IN 10,000 +
 NO ADJUSTMENT
 PLAT CLOSURE - 1 IN 111,609

SPECIAL NOTE - According To The Official F.I.A. Flood Maps, This Lot is Not In An Area Having Special Flood Hazards.

I CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND THAT EXISTING CONDITIONS ARE AS SHOWN.

PLAT FOR
CALVIN LESTER AGNER, JR.
AND SUSAN M. AGNER

SHOWING LOT 32, BLK. "A", SEC. 1-A EVANSTON AKA 254 NORTH BELAIR RD.
COLUMBIA COUNTY, GEORGIA



1" = 30'

APRIL 10, 1992

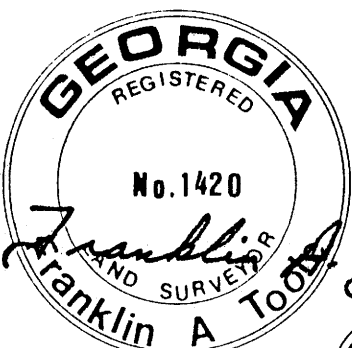
— Prepared By —



W. R. Toole Engineers, Inc.

349 GREENE STREET — (404) 722-4114 — AUGUSTA, GA. 30901

W. R. M.





RZ 07-09-01 Aerial



REZONING

September 6, 2007

R-2 to P-1

FILE: RZ 07-09-01

Property Information	
Tax ID	Tax Map 072E Parcel 003
Location/address	254 North Belair Road
Parcel Size	0.33 +/- acre
Current Zoning	R-2 (Single Family Residential)
Existing Land Use	Developed
Future Land Use	High Density Residential
Request	P-1 (Professional)
Commission District	District 3 (Ford)
Recommendation	Approval

Summary and Recommendation

Calvin L. Agner, Jr., owner/applicant, is requesting the rezoning of one parcel containing 0.33 acre of land from R-2, single family residential, to P-1, professional. The property is located at 254 North Belair Road. The lot was originally platted as a part of Evanston Subdivision. Other lots fronting Belair Road that were platted in Evanston Subdivision have been rezoned to P-1 professional office. Surrounding zoning is R-2 single family residential to the south and west, P-1 office zoning to the north across Evanston Drive, and C-1 and P-1 across Belair Road.

The Planning Commission has considered several similar rezoning petitions seeking to rezone properties along five lane wide Belair Road from residential to an office professional category. The incentive is to seek another potential use for these residential properties. Staff does not want to suggest that every piece of property fronting arterials in the county is unsuitable for residential use. However, Belair Road has presented additional challenges because the expansive right-of-way of the road was retrofitted into the adjacent subdivisions resulting in the residential properties being very close to the street.

In fact staff would suggest that the more desirable use of the arterial frontage would be for higher density residential development. However, the typical lots that were platted as subdivision lots in the past are too small to accommodate higher density residential development. Ultimately several of these lots could be consolidated into a larger tract for higher density residential development. That scenario of development is not feasible at this time. Therefore, an interim solution is to allow use of these properties and often the residential structures on the property for small office developments.

Interdepartmental Review



REZONING

September 6, 2007

R-2 to P-1

FILE: RZ 07-09-01

Conditions

Engineering: The property is located in the Reed Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. If any changes are proposed to the current site configuration, a site plan must be submitted to and approved by the County Engineer. The plan, if required, must include:
 - All proposed improvements must conform to current county standards.
 - Storm water detention will be required unless site improvements result in no net increase in runoff.
 - Access to the property from SR383 must be approved by GDOT.
 - If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
 - If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
2. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.

Construction and Maintenance: Ingress and egress to be approved by GDOT.

Comments

Water and Sewer: County water is available on a six and sixteen inch line on Evanston Drive. County sewer is available on an eight inch line in the rear of the property. This project will not affect the capacity of existing water and sewer infrastructure.

Construction and Maintenance: This project will not affect the priority of planned road projects in the area.

Health Department: Should have county sewer.

Storm Water: Permanent drainage and utility easements are not required. There are no active projects in the area.

Sheriff: There have been accidents on North Belair Road within the last twelve months. This project will affect safety and traffic conditions in the area. Depending on the number of vehicles entering and exiting the proposed project, traffic conditions may be heavier during business hours. Patrols will be needed to monitor traffic conditions. There is adequate access for public safety vehicles. A deceleration/acceleration traffic lane is recommended.

Board of Education: Belair Elementary is at capacity while Evans Middle and Evans High Schools are above capacity. New construction through Columbia County has and will continue to bring families into areas of our school system that are presently overcrowded. When overcrowded conditions occur in any one of our schools, there is a possibility that children will be housed in portable classrooms. With the influx of new subdivisions being built around our schools, the problem with traffic congestion and road access during school morning and afternoon hours as students are being picked up or dropped off will continue to increase. This project is navigable by school buses.

Green space: The property is not located in a targeted area for green space. There are no green space program lands in the area.



REZONING

September 6, 2007

R-2 to P-1

FILE: RZ 07-09-01

Criteria for Evaluation of Rezoning Request

Criteria Point	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The request is consistent with surrounding zoning and land use patterns. Office use is appropriate for Belair frontage at least for an interim period of time after which either larger higher density residential or larger office developments become feasible.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The request should not affect the nearby neighborhood or properties. The adjoining residential properties should be adequately protected by required buffering.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The zoning proposal is compatible with the purpose and intent of the GMP to the extent it provides a viable interim use of these properties that may be developed in the future more comprehensively as either residential or office developments.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The properties could continue to be used for single family residential.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposed zoning will not increase use of public facilities or services.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The rezoning recognizes the transition of these frontage residential properties after the widening of Belair Road.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	This request meets this balance test.



RZ 07-09-02 Aerial



COUNTY INITIATED

FILE: RZ 07-09-02

C-1 to R-A

Property Information	
Tax ID	Tax Map 052 Parcel 039
Location/address	5870 Wrightsboro Road
Parcel Size	± 2.75 acres
Current Zoning	C-1 (Neighborhood Commercial)
Existing Land Use	vacant
Future Land Use	Office/Professional
Request	R-A (Residential-Agricultural)
Commission District	District 4 (Anderson)
Recommendation	Approval

Summary and Recommendation

The County zoning ordinance requires the Board of Commissioners to review all properties rezoned more than five years ago where no development or authorized use has occurred and authorizes the Board to initiate rezonings where appropriate. On July 17, 2007, the Board voted to initiate rezoning proceedings on 18 such properties including 5870 Wrightsboro Road.

In 1987, the 2.75 acre property plus a 1.30 acre section of the adjacent parcel (see RZ07-09-03 that follows) were rezoned from R-A (residential-agricultural) to C-1 (neighborhood commercial) at the request of the owner, Tice Brashear. Mr. Brashear told the Board of Commissioners he had plans for a convenience store or restaurant. No apparent development activity has occurred on the parcel in the 20 years since the rezoning and it remains vacant. Therefore, Staff recommends returning the property to its previous zoning designation of R-A. The area in question is sparsely populated and largely undeveloped, lending itself to low-density, single-family development. All surrounding properties are zoned R-A and the closest commercial zoning is over 1.5 miles away.

Additionally, the current zoning is contrary to the intent of the Growth Management Plan, which recommends the concentration of commercial uses in nodes at major intersections. Since the property is still vacant 20 years after C-1 zoning was granted, the motivation for rezoning might have been for speculative purposes. By reverting this unused property to its previous zoning class, the County can discourage the rezoning of land purely for speculation and return property to the real estate market in a more realistic zoning class.

Staff recommends **approval** of RZ 07-09-02 with all departmental comments and conditions included.



Interdepartmental Review:

Conditions

Engineering: The property is located in the Euchee Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
2. If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
3. Storm water detention will be required unless site improvements result in no net increase in runoff.
4. A left turn analysis will be required to determine the need for installation of a left turn lane.
5. A deceleration lane, dimensioned for the posted speed limit will be required unless a formal deceleration waiver is requested. A deceleration waiver will be granted only if documentation is provided showing less than 50 vehicles per day enter into the business or the cost of the deceleration lane is greater than 20% of the total project cost.
6. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.
7. Access to the property from SR 223 must be approved by GDOT.
8. A site plan must be submitted to and approved by the County Engineer.
9. All proposed improvements must conform to current county standards.

Construction and Maintenance: Site distance and ingress/egress to be reviewed and approved by Engineering Department.

Board of Education: If this rezoning is combined with RZ07-09-03 to create a large subdivision, the zoning may be determined by where the entrance to the subdivision will be placed.

Comments

Water and Sewer: County water is available on a twelve and ten inch line on Wrightsboro Road and Louisville Road. County sewer is not available. This project will not affect the capacity of existing water infrastructure. There are no future plans for sewer extension to the area.

Construction and Maintenance: This project will not affect the priority of planned road projects in the area.

Health Department: Must contact Health Department.

Storm Water: Permanent drainage and utility easements are not required. There are no active projects in the area.

Sheriff: There have been accidents on Wrightsboro Road within the last twelve months. This project will not affect safety and traffic conditions in the area. There is adequate access for public safety vehicles.

Board of Education: Euchee Creek Elementary, Harlem Middle, and Harlem High are all at capacity. New construction through Columbia County has and will continue to bring families into areas of our school system that are presently overcrowded. When overcrowded conditions occur in any one of our schools,



COUNTY INITIATED

September 6, 2007

FILE: RZ 07-09-02

C-1 to R-A

there is a possibility that children will be housed in portable classrooms. With the influx of new subdivisions being built around our schools, the problem with traffic congestion and road access during school morning and afternoon hours as students are being picked up or dropped off will continue to increase. This project is navigable by school buses.

Green space: The property is not located in a targeted area for green space. There are no green space program lands in the area.

Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The current C-1 zoning is not consistent with the prevailing land use pattern. R-A zoning is much more compatible with the surrounding zoning.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The R-A request will not adversely affect the nearby neighborhood. The current zoning of C-1 is much more likely to adversely affect the surrounding properties.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The R-A zoning proposal is compatible with the purpose and intent of the GMP.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The area is too rural to support the neighborhood businesses permitted by C-1 zoning, and it has not been put to use in the 20 years since being rezoned.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposal will not cause excessive or burdensome use of public facilities or services.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The proposal is reflected in existing zoning of all nearby properties, and its location outside of the nodes makes it most appropriate for single family residential development.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	The request for R-A meets this balance test. R-A would provide a more compatible land use and opportunity for expansion of existing residences and further development and redevelopment of the area as single-family residential.



RZ 07-09-03 Aerial



COUNTY INITIATED

FILE: RZ 07-09-03

C-1 to R-A

Property Information	
Tax ID	Portion of Tax Map 041 Parcel 070
Location/address	873 Louisville Road
Parcel Size	± 1.3 +/-acres
Current Zoning	C-1 (Neighborhood Commercial)
Existing Land Use	Portion is vacant
Future Land Use	Residential/Low-Density
Request	R-A (Residential-Agricultural)
Commission District	District 4 (Anderson)
Recommendation	Approval

Summary and Recommendation

The County zoning ordinance requires the Board of Commissioners to review all properties rezoned more than five years ago where no development or authorized use has occurred and authorizes the Board to initiate rezonings where appropriate. On July 17, 2007, the Board voted to initiate rezoning proceedings on 18 such properties including 873 Louisville Road.

In 1987, 1.3 acres of the 40.25 acre parcel plus the adjacent property (see RZ09-07-02) were simultaneously rezoned from R-A (residential-agricultural) to C-1 (neighborhood commercial), resulting in split zoning on the parcel. The applicant, Tice Brashear, told the Board of Commissioners he had plans for a convenience store or restaurant. No apparent development activity has occurred in the 20 years since the rezoning and it remains vacant. Therefore, Staff recommends returning the property to its previous zoning designation of R-A. The area in question is sparsely populated and largely undeveloped, lending itself to low-density, single-family development. All surrounding properties are zoned R-A and the closest commercial zoning is over 1.5 miles away.

Additionally, the current zoning is contrary to the intent of the Growth Management Plan, which recommends the centralization of commercial uses in nodes at major intersections. Since the property is still vacant 20 years after C-1 zoning was granted, the motivation for rezoning might have been for speculative purposes. By reverting this unused property to its previous zoning class, the County can discourage the rezoning of land purely for profit and return property to the real estate market in a more realistic zoning class.

Staff recommends **approval** of RZ 07-09-03 with all departmental comments and conditions included.



Interdepartmental Review:

Conditions

Engineering: The property is located in the Euchee Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
2. If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
3. Storm water detention will be required unless site improvements result in no net increase in runoff.
4. A left turn analysis will be required to determine the need for installation of a left turn lane.
5. A deceleration lane, dimensioned for the posted speed limit will be required unless a formal deceleration waiver is requested. A deceleration waiver will be granted only if documentation is provided showing less than 50 vehicles per day enter into the business or the cost of the deceleration lane is greater than 20% of the total project cost.
6. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.
7. A site plan must be submitted to and approved by the County Engineer.
8. All proposed improvements must conform to current county standards.

Construction and Maintenance: Ingress/Egress to be approved by the County Engineering Department.

Board of Education: If this rezoning is combined with RZ07-09-02 to create a large subdivision, the zoning may be determined by where the entrance to the subdivision will be placed.

Comments

Water and Sewer: County water is available on a ten inch line on Louisville Road. County sewer is not available. This project will not affect the capacity of existing water infrastructure. There are no future plans for sewer extension to the area.

Construction and Maintenance: This project will not affect the priority of planned road projects in the area.

Health Department: Must contact Health Department.

Storm Water: Permanent drainage and utility easements are not required. There are no active projects in the area.

Sheriff: There have been accidents on Louisville Road within the last twelve months. This project will not affect safety and traffic conditions in the area. There is adequate access for public safety vehicles.

Board of Education: Euchee Creek Elementary, Grovetown Middle and Harlem High Schools are at capacity. New construction through Columbia County has and will continue to bring families into areas of our school system that are presently overcrowded. When overcrowded conditions occur in any one of our schools, there is a possibility that children will be housed in portable classrooms. With the influx of new subdivisions being built around our schools, the problem with traffic congestion and road access during



COUNTY INITIATED

FILE: RZ 07-09-03

C-1 to R-A

school morning and afternoon hours as students are being picked up or dropped off will continue to increase. This project is navigable by school buses.

Green space: The property is not located in a targeted area for green space. There are no green space program lands in the area.

Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The current C-1 zoning is not consistent with the prevailing land use pattern. R-A zoning is much more compatible with the surrounding zoning.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The R-A request will not adversely affect the nearby neighborhood. The current zoning of C-1 is much more likely to adversely affect the surrounding properties.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The R-A zoning proposal is compatible with the purpose and intent of the GMP.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The area is too rural to support the neighborhood businesses permitted by C-1 zoning, and it has failed to develop in the 20 years since rezoning.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposal will not cause excessive or burdensome use of public facilities or services.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The proposal is reflected in existing zoning of all nearby properties, and its location outside of the nodes makes it most appropriate for single family residential development.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	The request for R-A meets this balance test. R-A would provide a more compatible land use and opportunity for expansion of existing residences and further development and redevelopment of the area as single-family residential.

An aerial photograph showing a rural landscape. A road, labeled 'FAIRVIEW DR', runs diagonally from the upper right towards the center. A yellow-outlined polygon highlights a specific parcel of land, which is mostly covered in trees and brush. To the left of this parcel is a large, dense cluster of trees. To the right, there are several small, scattered buildings and structures. The overall terrain appears to be a mix of cleared land and wooded areas.

FAIRVIEW DR

RZ 07-09-04 Aerial



COUNTY INITIATED

FILE: RZ 07-09-04

C-2 to R-A

Property Information	
Tax ID	Tax Map 031A Parcel 047C
Location/address	827 Fairview Drive
Parcel Size	± 0.50 acre
Current Zoning	C-2 (General Commercial)
Existing Land Use	Vacant
Future Land Use	Residential/Rural
Request	R-A (Residential-Agricultural)
Commission District	District 4 (Anderson)
Recommendation	Approval

Summary and Recommendation

The County zoning ordinance requires the Board of Commissioners to review all properties rezoned more than five years ago where no development or authorized use has occurred and authorizes the Board to initiate rezonings where appropriate. On July 17, 2007, the Board voted to initiate rezoning proceedings on 18 such properties including 827 Fairview Drive.

In 1988, the 0.5 acre property was rezoned from R-A (residential-agricultural) to C-2 (neighborhood commercial) at the request of the owner, John E. Neal. Mr. Neal said he needed commercial zoning to erect a storage garage and no sales would take place at the property. No apparent development activity has occurred on the parcel in the 19 years since the rezoning and it remains vacant. Therefore, Staff recommends returning the property to its previous zoning designation of R-A. The area in question is sparsely populated and largely undeveloped, lending itself to low-density, single-family development, as reflected in the Growth Management Plan. All adjacent properties are zoned R-A, rendering commercial activities incompatible.

Additionally, the current zoning is contrary to the intent of the Growth Management Plan, which recommends the concentration of commercial uses in nodes at major intersections. Since the property is still vacant 19 years after C-2 zoning was granted, the motivation for rezoning might have been for speculative purposes. By reverting this unused property to its previous zoning class, the County can discourage the rezoning of land purely for speculation and return property to the real estate market in a more realistic zoning class.

Staff recommends **approval** of RZ 07-09-04 with all departmental comments and conditions included.



Interdepartmental Review:

Conditions

Engineering: The property is located in the Kiokee Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
2. If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
3. Storm water detention will be required unless site improvements result in no net increase in runoff.
4. A left turn analysis will be required to determine the need for installation of a left turn lane.
5. A deceleration lane, dimensioned for the posted speed limit will be required unless a formal deceleration waiver is requested. A deceleration waiver will be granted only if documentation is provided showing less than 50 vehicles per day enter into the business or the cost of the deceleration lane is greater than 20% of the total project cost.
6. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.
7. A site plan must be submitted to and approved by the County Engineer.
8. All proposed improvements must conform to current county standards.

Construction and Maintenance: Ingress/Egress to be approved by the County Engineering Department.

Comments

Water and Sewer: County water and sewer is not available as this property is located in the service area of the City of Harlem.

Construction and Maintenance: This project will not affect the priority of planned road projects in the area.

Health Department: Should have sewer.

Storm Water: Permanent drainage and utility easements are not required. There are no active projects in the area.

Sheriff: There have been accidents on Fairview Drive within the last twelve months. This project will not affect safety and traffic conditions in the area. There is adequate access for public safety vehicles.

Board of Education: North Harlem Elementary is above capacity and Harlem Middle and Harlem High are at capacity. New construction through Columbia County has and will continue to bring families into areas of our school system that are presently overcrowded. When overcrowded conditions occur in any one of our schools, there is a possibility that children will be housed in portable classrooms. With the influx of new subdivisions being built around our schools, the problem with traffic congestion and road access during school morning and afternoon hours as students are being picked up or dropped off will continue to increase. This project is navigable by school buses.



COUNTY INITIATED

September 6, 2007

FILE: RZ 07-09-04

C-2 to R-A

Green space: The property is not located in a targeted area for green space. There are no green space program lands in the area.

Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The current C-2 zoning is not consistent with the prevailing land use pattern. R-A zoning is much more compatible with the surrounding zoning.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The R-A request will not adversely affect the nearby neighborhood. The current zoning of C-2 is much more likely to adversely affect the surrounding properties.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The R-A zoning proposal is compatible with the purpose and intent of the GMP.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	The area is too rural to support the businesses permitted by C-2 zoning, and no development has occurred in the 19 years since rezoning.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposal will not cause excessive or burdensome use of public facilities or services.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The proposal is reflected in existing zoning of all nearby properties, and its location outside of the nodes makes it most appropriate for single family residential development.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	The request for R-A meets this balance test. R-A would provide a more compatible land use and opportunity for expansion of existing residences and further development and redevelopment of the area as single-family residential.



RZ 07-09-05 Aerial



COUNTY INITIATED

FILE: RZ 07-09-05

P-1 to R-A

Property Information	
Tax ID	Portion of Tax Map 031 Parcel 067
Location/address	1002 Appling-Harlem Highway
Parcel Size	± 12 acres
Current Zoning	P-1 (Professional)
Existing Land Use	Vacant
Future Land Use	Residential/Rural
Request	R-A (Residential-Agricultural)
Commission District	District 4 (Anderson)
Recommendation	Approval

Summary and Recommendation

The County zoning ordinance requires the Board of Commissioners to review all properties rezoned more than five years ago where no development or authorized use has occurred and authorizes the Board to initiate rezonings where appropriate. On July 17, 2007, the Board voted to initiate rezoning proceedings on 18 such properties, including 1002 Appling-Harlem Highway.

A 12 acre section of the 55.5 acre property was rezoned from R-A (Residential-Agricultural) to P-1 (Professional) in 1981 at the request of Help's International Ministries (HIM), a charitable organization. HIM submitted a draft site plan for an office development they proposed for the site. No apparent development activity or authorized use has occurred on the parcel in the 26 years since the rezoning and it remains vacant. Therefore, Staff recommends returning the property to its previous zoning designation of R-A. The area in question is sparsely populated and largely undeveloped, lending itself to low-density, single-family development, as reflected in the Growth Management Plan. All adjacent properties are zoned R-A.

Additionally, the current zoning is contrary to the intent of the Growth Management Plan, which recommends the concentration of commercial uses in nodes at major intersections. Since the property is still vacant 26 years after P-1 zoning was granted, the motivation for rezoning might have been for speculative purposes. By reverting this unused property to its previous zoning class, the County can discourage the rezoning of land purely for speculation and return property to the real estate market in a more realistic zoning class.

Staff recommends **approval** of RZ 07-09-05 with all departmental comments and conditions included.



Interdepartmental Review:

Conditions

Engineering: The property is located in the Kiokee Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. Portions of this property lie within the 100-year flood plain. All "A" zoned property must be studied by an appropriate methodology to determine a BFE.
2. State waters are present on the property. If a stream buffer variance is required for any aspect of site work, approval from the Georgia Environmental Protection Department is required.
3. If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
4. If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
5. Storm water detention will be required unless site improvements result in no net increase in runoff.
6. A left turn analysis will be required to determine the need for installation of a left turn lane.
7. A deceleration lane, dimensioned for the posted speed limit will be required unless a formal deceleration waiver is requested. A deceleration waiver will be granted only if documentation is provided showing less than 50 vehicles per day enter into the business or the cost of the deceleration lane is greater than 20% of the total project cost.
8. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.
9. A site plan must be submitted to and approved by the County Engineer.
10. All proposed improvements must conform to current county standards.

Construction and Maintenance: Ingress/Egress to be approved by the County Engineering Department.

Comments

Water and Sewer: County water and sewer is not available as this property is located in the service area of the City of Harlem.

Construction and Maintenance: This project will not affect the priority of planned road projects in the area.

Health Department: Should have sewer.

Storm Water: Permanent drainage and utility easements are not required. There are no active projects in the area.

Sheriff: There have been accidents on Appling Harlem Highway within the last twelve months. This project will not affect safety and traffic conditions in the area. There is adequate access for public safety vehicles.

Board of Education: North Harlem Elementary is above capacity and Harlem Middle and Harlem High are at capacity. New construction through Columbia County has and will continue to bring families into areas of our school system that are presently overcrowded. When overcrowded conditions occur in any



COUNTY INITIATED

September 6, 2007

FILE: RZ 07-09-05

P-1 to R-A

one of our schools, there is a possibility that children will be housed in portable classrooms. With the influx of new subdivisions being built around our schools, the problem with traffic congestion and road access during school morning and afternoon hours as students are being picked up or dropped off will continue to increase. This project is navigable by school buses.

Green space: The property is not located in a targeted area for green space. There are no green space program lands in the area.

Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The current P-1 zoning is not consistent with the prevailing land use pattern. R-A zoning is much more compatible with the surrounding zoning.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The R-A request will not adversely affect the nearby neighborhood, as all adjacent parcels are already zoned R-A.
Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The R-A zoning proposal is compatible with the purpose and intent of the GMP.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	In the 26 years since the property was rezoned to P-1 it has remained unused. Furthermore, there is little demand for office locations in such a rural area.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposal will not cause excessive or burdensome use of public facilities or services.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The proposal is reflected in existing zoning of all nearby properties, and its location outside of the nodes makes it most appropriate for single family residential development.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	The request for R-A meets this balance test. R-A would provide a more compatible land use and opportunity for expansion of existing residences and further development and redevelopment of the area as single-family residential.

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R-2 to T-R

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # _____ Parcel # 0746052
Address 1421 Collins Dr Acreage .50
Road Frontage _____ feet on the North/South/East/West (circle one) side of
_____. Property is approximately _____ feet from the
intersection of _____. The attached plat for the
property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Terry & Sharon Curry APPLICANT: JHT Construction
ADDRESS: 3804 Belair Rd ADDRESS: 704 Lakeside Landing Ct.
CITY: Augusta ZIP: 30907 CITY: Evans ZIP: 30809
PHONE #: 706 955 9856 PHONE #: 706 447 5088

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. NO (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Terry & Sharon Curry
Owner's Signature

[Signature]
Applicant's Signature

Subscribed and sworn to before me on 31 day of July 2007
By [Signature] Notary Public

Douglas Pitts
Please return original notarized application with all documents, along with your \$535.00 application fee to:

Columbia County Planning and Development Division
P.O. Box 498

630 Ronald Reagan Drive
Evans, GA 30809

Date Received: _____
Public Hearing Date: _____
File # _____

* Notary applies to Sharon Curry only.

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R-3a to T-R

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # _____ Parcel # 074C014
Address 4507 Avery Ave. Acreage 4.097
Road Frontage _____ feet on the North/South/East/West (circle one) side of _____
Property is approximately _____ feet from the
intersection of _____. The attached plat for the
property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Addie Collins Estate APPLICANT: JHT Construction
ADDRESS: 4066 Sweetbrier Dr ADDRESS: 704 Lakeside Landing Ct
CITY: Martinez ZIP: 30907 CITY: Evans ZIP: 30809
PHONE #: 706 860 6725 PHONE #: 706 447 5088

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. NO (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Willie Maude Crawford

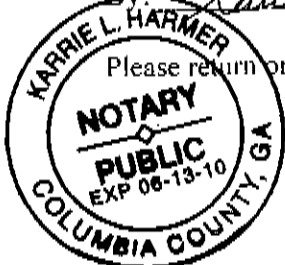
Willie Maude Crawford

Owner's Signature

[Signature]
Applicant's Signature

Subscribed and sworn to before me on 31 day of July 2007

By: [Signature] Notary Public



Please return original notarized application with all documents, along with your \$535.00 application fee to:

Columbia County Planning and Development Division

P.O. Box 498

630 Ronald Reagan Drive

Evans, GA 30809

Date Received: _____
Public Hearing Date: _____
File # _____

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R-2 to T-R

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # _____ Parcel # 0746012
Address 4529 Avery Ave Acreage 2.063
Road Frontage _____ feet on the North/South/East/West (circle one) side of _____
Property is approximately _____ feet from the
intersection of _____. The attached plat for the
property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Heirs of Mary Smith APPLICANT: JHT Construction
ADDRESS: 2943 Kellingwood Dr ADDRESS: 704 Lakeside Landing Ct.
CITY: Augusta ZIP: 30906 CITY: Evans ZIP: 30809
PHONE #: 706 796 9946 PHONE #: 706 447 5088

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official No (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Barry Burnett
Owner's Signature

[Signature]
Applicant's Signature

Subscribed and sworn to before me on 31st day of July 2007
By: Valerie D. Brown Notary Public

Please return original notarized application with all documents, along with your \$535.00 application fee to:

Columbia County Planning and Development Division

P.O. Box 498

630 Ronald Reagan Drive
Evans, GA 30809

Date Received: _____
Public Hearing Date: _____
File # _____

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R-2 to T-R

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # _____ Parcel # 074C010, 074C010A
Address 4557 & 4557 Avery Ave Acreage 1 & 307
Road Frontage _____ feet on the North/South/East/West (circle one) side of _____
Property is approximately _____ feet from the intersection of _____
The attached plat for the property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: George Jones Estate APPLICANT: JHT Construction
ADDRESS: 4557 & Avery Ave. ADDRESS: 704 Lakeside Landing Ct.
CITY: Martinez ZIP: 30907 CITY: Evans ZIP: 30809
PHONE #: 706 771 1911 PHONE #: 706 447 5088

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official No (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Nettie J. Booker
Nettie J. Booker Executor Nominee on Will
Owner's Signature

[Signature]
Applicant's Signature

Subscribed and sworn to before me on 3rd day of August 2007
Erma Jean Oliver Notary Public



Submit original notarized application with all documents, along with your \$535.00 application fee to:
Columbia County Planning and Development Division

P.O. Box 498
630 Ronald Reagan Drive
Evans, GA 30809

Date Received: _____
Public Hearing Date: _____
File # _____

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R-2 to T-R

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # _____ Parcel # 074C027B
Address 4559 Avery Ave Acreage .50
Road Frontage None feet on the North/South/East/West (circle one) side of _____
Property is approximately _____ feet from the intersection of _____
The attached plat for the property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Douglas M Hill APPLICANT: JHT Construction
ADDRESS: 3636 Bermuda Cir. ADDRESS: 704 Lakeside Landing Ct
CITY: Augusta ZIP: 30909 CITY: Evans ZIP: 30809
PHONE #: 706 667 6289 PHONE #: 706 447 5088

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official NO (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Douglas M Hill
Owner's Signature

[Signature]
Applicant's Signature

Subscribed and sworn to before me on 16th day of August 2007
By: Susan Yanderson Notary Public

NOTARY PUBLIC RICHMOND CO. GA.
MY COMMISSION EXPIRES 09-20-2008

Please return original notarized application with all documents, along with your \$535.00 application fee to:

Columbia County Planning and Development Division

P.O. Box 498

630 Ronald Reagan Drive
Evans, GA 30809

Date Received: _____
Public Hearing Date: _____
File # _____

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R-2 to T-R

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # _____ Parcel # 074C045
Address 4501 Jessie Rd. Acreage 1
Road Frontage _____ feet on the North/South/East/West (circle one) side of _____
Property is approximately _____ feet from the intersection of _____
The attached plat for the property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Edalie Clark APPLICANT: JHT Construction
ADDRESS: 4501 Jessie Rd. ADDRESS: 704 Lakeside Landing Ct.
CITY: Martinez ZIP: 30907 CITY: Evans ZIP: 30809
PHONE #: 706 399 3799 PHONE #: 706 447 5088

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. NO (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

William R. White
Owner's Signature

[Signature]
Applicant's Signature

Subscribed and sworn to before me on 3rd day of July 2007
By: Rene L. Beane Notary Public

Notary Public, Columbia County, Georgia
My Commission Expires Sept. 27, 2008

Please return original notarized application with all documents, along with your \$35.00 application fee to:

Columbia County Planning and Development Division
P.O. Box 498
630 Ronald Reagan Drive
Evans, GA 30809

Date Received: _____
Public Hearing Date: _____
File # _____

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R-2 to T-R

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # _____ Parcel # 074C051
Address 4517 Jessie Rd Acreage 1.08
Road Frontage _____ feet on the North/South/East/West (circle one) side of _____
Property is approximately _____ feet from the intersection of _____
The attached plat for the property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Gregory Landers APPLICANT: JHT Construction
ADDRESS: P.O. Box 303 ADDRESS: 704 Lakeside Landing Ct.
CITY: Grovetown ZIP: 30813 CITY: Evans ZIP: 30809
PHONE #: 706 868 7089 PHONE #: 706-447-5088

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. NO (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Gregory Landers
Owner's Signature

M A Hill
Applicant's Signature

Subscribed and sworn to before me on 16th day of August 2007
By: Renel W. Belm Notary Public

Please return original notarized application with all documents, along with your \$535.00 application fee to:
Columbia County Planning and Development Division

Notary Public, Columbia County, Georgia
My Commission Expires Sept. 27, 2008

P.O. Box 498
630 Ronald Reagan Drive
Evans, GA 30809

Date Received: _____
Public Hearing Date: _____
File # _____

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R-2 to T-R

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # _____ Parcel # 0746014E
Address 4523 Jessie Rd Acreage _____
Road Frontage _____ feet on the North/South/East/West (circle one) side of _____
Property is approximately _____ feet from the
intersection of _____. The attached plat for the
property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Carrie B Garnett APPLICANT: JHT Construction
ADDRESS: 2717 Antler Rd ADDRESS: 704 Lake Side Landing Ct
CITY: Augusta ZIP: 30906 CITY: Evans ZIP: 30809
PHONE #: 706 793 5962 PHONE #: 706 447 5088

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. NO (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Carrie B Garnett
Owner's Signature

[Signature]
Applicant's Signature

Subscribed and sworn to before me on 31st day of JULY 2007
By: Jeanne B. Starr Notary Public

Notary Public, Richmond County, Georgia
My Commission Expires May 17, 2009

Please return original notarized application with all documents, along with your \$355.00 application fee to:

Columbia County Planning and Development Division
P.O. Box 498

630 Ronald Reagan Drive
Evans, GA 30809

Date Received: _____
Public Hearing Date: _____
File # _____

ONLY
NOTARIZING
CARRIE
GARNETT'S
SIGNATURE

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R-2 to T-R

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-1 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # _____ Parcel # 074C056
Address 4533 Jesse Rd. Acreage 1.01
Road Frontage _____ feet on the North/South/East/West (circle one) side of _____
Property is approximately _____ feet from the intersection of _____
The attached plat for the property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

Townhomes Community

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Mandy Lee Parks Pollard APPLICANT: JHT Construction
ADDRESS: 3315 Cockatoo Rd ADDRESS: 704 Lakeside Landing Ct.
CITY: Augusta GA ZIP: 30907 CITY: Evans GA ZIP: 30809
PHONE #: 706 860 9083 PHONE #: 706 447 5088

DISCLOSERS:

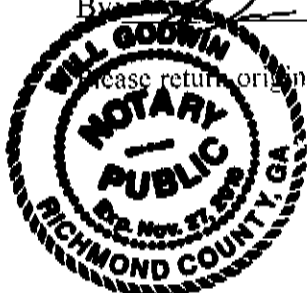
Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. NO (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Mandy Lee Parks Pollard
Owner's Signature

[Signature]
Applicant's Signature

Subscribed and sworn to before me on 1st day of August 2007
By [Signature] Notary Public



Please return original notarized application with all documents, along with your \$535.00 application fee to:
Columbia County Planning and Development Division

P.O. Box 498
630 Ronald Reagan Drive
Evans, GA 30809

Date Received: _____
Public Hearing Date: _____
File # _____

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R2 to T-R

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # _____ Parcel # 074C055
Address 4535 Jessie Rd Acreage 1.01
Road Frontage _____ feet on the North/South/East/West (circle one) side of _____
Property is approximately _____ feet from the intersection of _____
The attached plat for the property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

Townhomes

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Jessie Lee Parks APPLICANT: JHT Construction
ADDRESS: 4516 Jessie Rd ADDRESS: 704 Lakeside Landing Ct
CITY: Martinez GA ZIP: 30907 CITY: Evans GA ZIP: 30809
PHONE #: 706 860 9083 PHONE #: 706 447 5088

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. NO (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Jessie Lee Parks
Owner's Signature

[Signature]
Applicant's Signature

Subscribed and sworn to before me on 15th day of August 2007
By: [Signature] Notary Public

Please return original notarized application with all documents, along with your \$535.00 application fee to:
Columbia County Planning and Development Division

P.O. Box 498
630 Ronald Reagan Drive
Evans, GA 30809

Date Received: _____
Public Hearing Date: _____
File # _____



REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R-2 to TR

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # _____ Parcel # 074C050
Address 4539 Jessie Rd Acreage 1.01
Road Frontage _____ feet on the North/South/East/West (circle one) side of _____
Property is approximately _____ feet from the
intersection of _____. The attached plat for the
property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

Town Homes

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Gelester Garnett APPLICANT: Joe Tedel JHT Const.
ADDRESS: 4539 Jessie Rd ADDRESS: 704 Lakeside Landing Ct.
CITY: Martinez ZIP: 30907 CITY: Evans GA ZIP: 30809
PHONE #: _____ PHONE #: 706 447 5088

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. NO (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Gelester Garnett
Owner's Signature

Joe Tedel per PM
Applicant's Signature

Subscribed and sworn to before me on 7 day of August 2007
By: Barbara Cant Notary Public
(for Gelester Garnett)

Please return original notarized application with all documents, along with your \$535.00 application fee to:

Columbia County Planning and Development Division

P.O. Box 498

630 Ronald Reagan Drive

Evans, GA 30809

Date Received: _____
Public Hearing Date: _____
File # _____

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R-2 to T-R

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # _____ Parcel # 074C053
Address 4537 Jessie Dr. Acreage 1.15
Road Frontage None feet on the North/South/East/West (circle one) side of _____
Property is approximately _____ feet from the intersection of _____
The attached plat for the property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Nettie Leonard & Geneva Jones APPLICANT: JHT Construction
ADDRESS: 2907 Cumberland Dr ADDRESS: 704 Lakeside Landing Ct.
CITY: Augusta ZIP: 30906 CITY: Evans ZIP: 30809
PHONE #: 706 771 1911 PHONE #: 706 447 5088

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official. NO (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Nettie Jones Baker
Owner's Signature

[Signature]
Applicant's Signature

Subscribed and sworn to before me on 3rd day of August 2007
Erma Jean Oliver Notary Public



Please return original notarized application with all documents, along with your \$535.00 application fee to:

Columbia County Planning and Development Division

P.O. Box 498

630 Ronald Reagan Drive
Evans, GA 30809

Date Received: _____
Public Hearing Date: _____
File # _____

REZONING APPLICATION

Columbia County, Georgia

The undersigned requests that the property described below be rezoned from R-2 to T-R.

R-A Residential Agriculture
R-1 Single family residential
R-1A Single family residential
R-2 Single family residential
R-3 Single family residential
R-3A Single family residential

R-4 Recreational Residential
T-R Townhome Residential
A-R Apartment Residential
C-1 Neighborhood Commercial
C-C Community Commercial
C-2 General Commercial

C-3 Heavy Commercial
M-1 Light Industrial
M-2 General Industrial
P-1 Professional
S-1 Special District
PUD Planned Unit Development
PDD Planned Development District

PROPERTY LOCATION:

Tax Map # _____ Parcel # 074C016A & 074C027D
Address 4549 Jessie Rd Acreage 1.03
Road Frontage _____ feet on the North/South/East/West (circle one) side of _____
Property is approximately _____ feet from the intersection of _____
The attached plat for the property was prepared by _____ and dated _____

PROPOSED USE:

If approved, the property will be used for the following purposes:

Townhomes

APPLICANT AND OWNERSHIP INFORMATION:

OWNER: Jim Choice APPLICANT: JHT Construction
ADDRESS: 1419 Collins Dr ADDRESS: 704 Lakeside Landing Ct
CITY: Martinez GA ZIP: 30907 CITY: Evans ZIP: 30809
PHONE #: 706 869 0365 PHONE #: 706 447 5088

DISCLOSERS:

Does any local government official or member of their family have a financial interest in the property, or has applicant made campaign contributions in the aggregate of \$250 or more within the past two years to any local government official, NO (yes or no). If yes, a full written disclosure must be submitted.

I hereby depose and say under the penalty of perjury that all of the statements contained in or submitted with this application are true.

Jim Choice
Owner's Signature

[Signature]
Applicant's Signature

Subscribed and sworn to before me on 3 day of August 2007
By: _____ Notary Public

Notary of Jim Choice
By: JASON SOWINSKI
NOTARY PUBLIC
Columbia County, State of Georgia
My Comm. Expires June 24, 2011

Please return original notarized application with all documents, along with your \$535.00 application fee to:

Columbia County Planning and Development Division

P.O. Box 498

630 Ronald Reagan Drive

Evans, GA 30809

Date Received: _____
Public Hearing Date: _____
File # _____



WESTMONT DR

AVERY AVE

ULSTER AVE

074C012

074C014

074C011E

074C011A

074C042A



REZONING

September 6, 2007

R-2 and R-3A to T-R

FILE: RZ 07-09-06

Property Information	
Tax ID	Tax Map 074C Parcels 052, 014, 012, 010, 010A, 027B, 045, 051, 014E, 056, 055, 053, 050, 027D
Location/address	Collins Drive, Avery Avenue, and Jessie Court
Parcel Size	19 +/- acres
Current Zoning	R-2 and R-3A (Single Family Residential)
Existing Land Use	Developed and Undeveloped
Future Land Use	Medium Density Residential
Request	T-R (Town home Residential)
Commission District	District 3 (Ford)
Recommendation	Disapproval

Summary and Recommendation

The Heirs of Mary Smith c/o Barry and Angela Burnett; Addie Collins Estate c/o Willie Maude Crawford; Eddie Clark; Gelester Garnett; Gregory Landers; Terry and Sharon Curry; Nettie Jones Booker, Leonard Booker, and Geneva Jones; Jessie Lee Parks; Mandy Lee Parks-Pollard; George Jones Estate; Carrie B. Garnett; Jim Choice; and Douglas M. Hill, owners, and JHT Construction, applicant, are requesting the rezoning of one parcel of land from R-3A, single family residential, to T-R, town home residential zoning, and 14 parcels of land from R-2, single family residential zoning to T-R, town home residential zoning. The properties are located on Avery Avenue, Collins Drive, and Jessie Court.

This is an area of the county that is zoned primarily R-2 for single family detached residential development. In the last few years some R-3A zoning has been applied to parcels of land to encourage development and redevelopment of vacant or underutilized portions of the general area. The vicinity has locational advantages for development – close proximity to goods and services such as the grocery stores and restaurants near the I-20/Belair Road interchange and convenient access to employment centers such as Fort Gordon and the medical complex developing in Evans. Nevertheless, this general vicinity has remained underdeveloped for many years, and much of the development within the area has consisted of substandard dwellings including manufactured homes.

Staff has recognized that some increase in development potential would be necessary to enhance the feasibility of acquiring and consolidating multiple parcels of land as a planned development. The petitioners applied for T-R town home zoning that would allow a density of up to eight units per acre. Staff advised the petitioners that we could not support this level of density. Staff would suggest a density closer to four to five units per acre, which is the density of development that ordinarily would be achieved through the R-3A zoning that has been applied recently to selected parcels. Staff would



REZONING

September 6, 2007

R-2 and R-3A to T-R

FILE: RZ 07-09-06

also remind the commission that previous rezoning applications in the area have faced substantial opposition from property owners in the area.

During a meeting with the petitioners after their application for rezoning was submitted staff concurred that a preferred zoning request would be the planned unit development (PUD) zoning that could accommodate a mixture of housing types and densities. Staff informed the petitioners that the PUD zoning would be predicated on a plan of development and a narrative description of the PUD and further emphasized these documents would have to be provided to the staff well in advance of the Planning Commission meeting for proper evaluation. Those plans have not been received by staff as of this mail-out. Therefore, staff is unable to evaluate the merits of a PUD proposal and can consider only the petitioners' request for T-R zoning. Staff does not recommend approval of the T-R zoning on an area of nearly 20 acres that could allow as many as 160 dwelling units at eight units per acre. Since the staff has not had any contact with the petitioners about this plan staff is unable to advise at this point what the petitioners' intentions are.

Staff would recommend disapproval of the T-R zoning.

Interdepartmental Review

Conditions

Engineering: The property is located in the Euche Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. If state waters are present on the property and a stream buffer variance is required for any aspect of site work, approval from the Georgia Environmental Protection Department is required.
2. If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
3. If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
4. Storm water detention will be required unless site improvements result in no net increase in runoff.
5. A left turn analysis will be required to determine the need for installation of a left turn lane.
6. A deceleration lane, dimensioned for the posted speed limit will be required.
7. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.
8. A site plan must be submitted to and approved by the County Engineer.
9. All proposed improvements must conform to current county standards.

Construction and Maintenance: Ingress/Egress to be approved by the County Engineering Department.

Storm Water: Permanent drainage and utility easements are required. Easements are required over all storm water infrastructure.



REZONING

September 6, 2007

R-2 and R-3A to T-R

FILE: RZ 07-09-06

Water and Sewer: Owner/Developer is responsible for all costs involved to extend water and/or sewer service to the proposed development. County water is available on a six inch line on Avery Avenue and Jessie Road. County sewer is available on an eight inch line in adjacent subdivisions (The Gardens at Rose Point and Westmont) and on Jessie Road at Collins Drive. Adequacy of size and location of sewer is to be determined. This project will affect the capacity of existing water and sewer infrastructure. Further investigation is needed (see attached letter).

Comments

Construction and Maintenance: This project will not affect the priority of planned road projects in the area.

Health Department: Should have county sewer.

Storm Water: There are no active projects in the area.

Sheriff: There have not been any accidents on Collins Drive, Avery Avenue, or Jessie Road within the last twelve months. This project will affect safety and traffic conditions in the area. Town home development in this area will increase an already high volume of vehicular traffic. The Sheriff's office will provide patrols to monitor the traffic conditions. During the construction phase of the project, patrols will be needed to deter thefts and property damage associated with this type of development. Following completion of the project and when units are occupied, calls for service in that area will increase. There is adequate access for public safety vehicles. A deceleration/acceleration traffic lane is recommended into project entrance.

Board of Education: Brookwood Elementary, Columbia Middle, and Evans High are all above capacity. New construction through Columbia County has and will continue to bring families into areas of our school system that are presently overcrowded. When overcrowded conditions occur in any one of our schools, there is a possibility that children will be housed in portable classrooms. With the influx of new subdivisions being built around our schools, the problem with traffic congestion and road access during school morning and afternoon hours as students are being picked up or dropped off will continue to increase. This project is navigable by school buses.

Green space: The property is not located in a targeted area for green space. There are no green space program lands in the area.

Criteria for Evaluation of Rezoning Request

Criteria Point	Comment
Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.	The request for T-R zoning is not consistent with surrounding zoning and use patterns. The existing land use is single family residential. Future development should be at densities lower than town home development.
Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	The request would adversely affect the nearby neighborhood or properties. Insertion of the additional dwelling units that could occur with T-R zoning could overburden utilities and streets.



REZONING

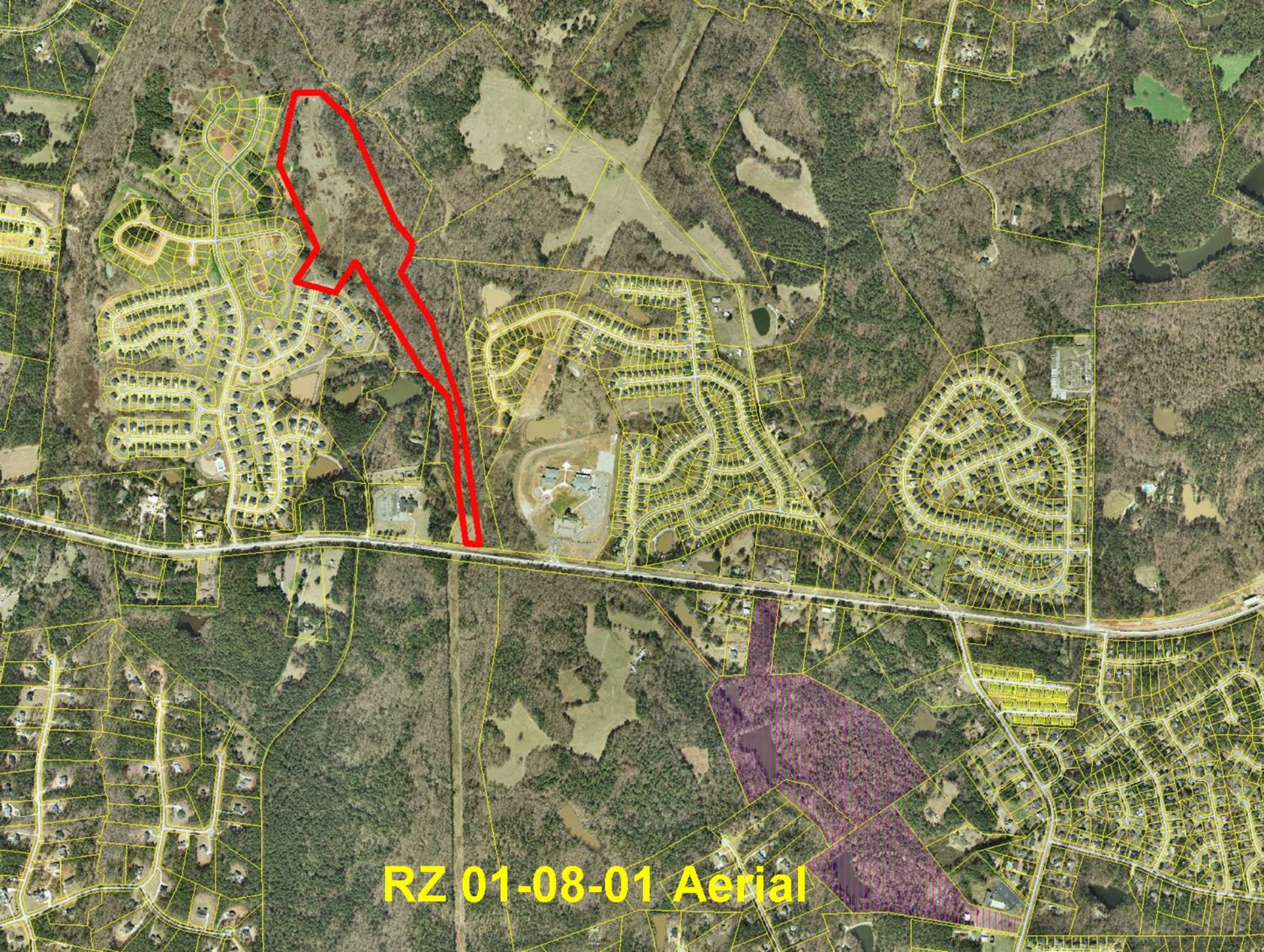
September 6, 2007

R-2 and R-3A to T-R

FILE: RZ 07-09-06

Whether the zoning proposal is compatible with the purpose and intent of the GMP.	The zoning proposal is not compatible with the purpose and intent of the GMP. The plan encourages redevelopment of this area but not at the density level of eight units per acre.
Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	There is no reason why the property cannot continue to be used for residential purposes. A density of 4 to 5 units per acre, higher than current development but lower than town home development would be appropriate.
Whether the proposal could cause excessive or burdensome use of public facilities or services.	The proposal would generate additional traffic on the street system and could overburden the utility system.
Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.	The zoning is not justified by any changes in circumstances or by the zoning of surrounding properties.
Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.	This request does not meet this balance test.

COLUMBIA COUNTY
GEORGIA



RZ 01-08-01 Aerial



REZONING

September 6, 2007

FILE: RZ 01-08-01 REVISION TO PUD

Property Information	
Tax ID	Portion of Tax Map 067 Parcel 113
Location/address	Columbia Road
Parcel Size	41.70 acres
Current Zoning	PUD (Planned Unit Development)
Existing Land Use	Undeveloped Single-Family Residential
Future Land Use	Medium Density Residential
Request	Revised PUD
Proposed Use	Single-Family Residential
Commission District	District 3 (Ford)
Recommendation	Approval

Summary and Recommendation

Columbia Road Ventures, LLC, seeks a revision to the Tudor Branch Planned Unit Development. This property was originally rezoned to PUD in 1998, and it has gone through several subsequent PUD revisions and rezonings since that time to meet market demand for different housing types. The most recent rezoning of this property occurred in 2001 to rearrange the lot and road layout from the original PUD zoning. This particular request is to rearrange the lot layout for Section J as identified on the Tudor Branch PUD plan, and to change the minimum lot area for 28 of the lots from 10,000 square feet with 75 feet of road frontage to 6000 square feet and 50 feet of road frontage. The setbacks for these 28 lots would change from 55' from street centerline front setback, 10' side setback, and 10' rear setback to 45' from street centerline front, 5' side, and 5' rear setbacks. The overall density of the PUD will not change. In fact, the density will decrease slightly from the original approved PUD. Staff would like to point out that the developer is still in negotiations with the YMCA for possible location on this site for special use, as was approved previously in 2001. Should this use not materialize, the developers will use this special use area for other recreational uses.

Conditions:

Planning and Development-Sidewalks are required on both sides of the street where lots fall below 10,000 square feet. The sidewalk should connect the higher density residential areas to the greenspace areas that have been set aside by the developers. All patio homes must each have at least a single-car garage, and building materials should be stucco, brick, hardy plank, or other structural masonry or natural wood products with vinyl being located only in the rear of the building and on any eaves.

Staff is recommending **approval** of this request with conditions.

ORDINANCE NO. 07-07

**ORDINANCE OF THE BOARD OF COMMISSIONERS OF COLUMBIA COUNTY,
GEORGIA AMENDING SECTION 90-98, LIST OF LOT AND STRUCTURE
REQUIREMENTS, OF THE CODE OF ORDINANCES OF COLUMBIA COUNTY,
GEORGIA, TO ADD REQUIREMENTS FOR SPECIFIED PORTIONS OF THE SOUTH
WASHINGTON ROAD CPOD AND THE COLUMBIA ROAD CPOD, TO REPEAL ANY
CONFLICTING ORDINANCES AND TO PROVIDE FOR AN EFFECTIVE DATE**

THIS ORDINANCE adopted by the Board of Commissioners of Columbia County,
Georgia (the “Board”).

WHEREAS, the Board desires to amend Section 90-98 of the Code of Ordinances of Columbia County, Georgia to provide for certain lot and structure requirements for that portion of the South Washington Road CPOD located between the Columbia County /Richmond County boundary line on its southeast end and extending to the eastern right-of-way line of Kroger Road extended from the point it intersects with the southwestern right-of-way line of Washington Road straight across Washington Road to the northeastern boundary line of the South Washington Road CPOD, and to provide for certain lot and structure requirements for that portion of the Columbia Road CPOD beginning on its eastern end at its intersection with Washington Road and extending westward to the eastern right-of-way line of Dowling Drive where it intersects the northern right-of-way line of Columbia Road and to the eastern right-of-way line of Reed Creek Road where it intersects the southern right-of-way line of Columbia Road;

NOW, THEREFORE, BE IT ORDAINED by the Board, and it is hereby ordained by authority of same as follows:

Section 1. Amendment of Section 90-98, List of Lot and Structure Requirements.

Section 90-98, List of Lot and Structure Requirements, of the Code of Ordinances of Columbia County is amended:

By adding to the chart contained therein a new item to be designated as item (h) reading as follows:

		C-1	C-C	C-2	C-3	M-1	M-2	P-1	S-1	PUD*	PDD*
(h)	Minimum front building setback from street centerline (ft.) for that portion of South Washington Road CPOD beginning on its southeast end at the Columbia County/Richmond County boundary line and running and extending to the eastern right-of-way line of Kroger Road extended from the point it intersects with the southwestern right-of-way line of Washington Road straight across Washington Road to the northeastern boundary line of the South Washington Road CPOD; and that portion of Columbia Road CPOD beginning on its eastern end at Washington Road and extending westward to the eastern right-of-way line of Dowling Drive where it intersects the northern right-of-way line of Columbia Road and the eastern right-of-way line of Reed Creek Road where it intersects the southern right-of-way line of Columbia Road.										
	(1)	Arterial street	100	100	100	100	100	100	100	--	100
	(2)	Collector street	70	70	70	70	70	70	70	--	70
	(3)	Service drive	20	20	20	20	20	20	20	--	20
	(4)	All other streets	55	55	55	55	55	55	55	--	55

That item in the chart currently designated in the chart as “(h) minimum rear building setback (ft.)” shall hereafter be designated in the chart as item “(i)”. That item currently designated in the chart as “(i) Minimum side building setback (ft.)” shall hereafter be designated in the chart as item “(j)”. That item currently designated in the chart as “(j) Maximum building height (ft.)”

shall hereafter be designated in the chart as item “(k)”.

Section 2. Repeal of Conflicting Ordinances. All ordinances or parts of ordinances previously adopted by the Board of Commissioners of Columbia County, Georgia which are in conflict with this ordinance are hereby repealed to the extent necessary to eliminate such conflict.

Section 3. Effective Date. This ordinance shall become effective upon the date of its adoption.

ADOPTED _____, 2007.

**BOARD OF COMMISSIONERS OF
COLUMBIA COUNTY, GEORGIA**

By: _____
Its Chairman

Attest: _____
Its Clerk

[COUNTY SEAL]

CLERK'S CERTIFICATE

I, Phebe Dent, Clerk of the Board of Commissioners of Columbia County, Georgia, (the "Board") DO HEREBY CERTIFY that the foregoing pages of typewritten matter constitute a true and correct copy of an Ordinance, adopted by the Board of Commissioners on its second and final reading at a regular meeting of the Board of Commissioners duly held on _____, 2007 at 6:00 p.m., the first reading having been at a regular meeting of the Board of Commissioners duly held on _____, 2007 at 6:00 p.m. both of which meetings were open to the public and in which a quorum was present and acting throughout, and that the original of said Ordinance appears of record in the Ordinance Book of the Board and has been placed onto a CD Rom, which is in my custody and control. It will also be microfilmed as part of the Board of Commissioners minutes.

Given under my hand and seal of the Board, this _____ day of _____, 2007.

**CLERK, BOARD OF COMMISSIONERS
OF COLUMBIA COUNTY, GEORGIA**

COLUMBIA ROAD SETBACK

FROM DOWLING DRIVE TO WASHINGTON ROAD



	TOTAL PROPERTIES	CONFORMING PROPERTIES	NONCONFORMING PROPERTIES	PERCENT NONCONFORMING
125 FOOT SETBACK	36	12	24	66.70%
100 FOOT SETBACK	36	28	8	22.22%



WASHINGTON ROAD SETBACK

FROM KROGER ROAD TO PLEASANT HOME ROAD



	TOTAL PROPERTIES	CONFORMING PROPERTIES	NONCONFORMING PROPERTIES	PERCENT NONCONFORMING
125 FOOT SETBACK	89	29	60	67.40%
100 FOOT SETBACK	89	52	37	41.60%





TEXT AMENDMENT

Text Amendment Information

Chapter	90-98 (Zoning)
Amendment	Amend Section 90-98, List of Lot and Structure Requirements, to change the front setback requirements for those properties within that portion of the Columbia Road Corridor Protection Overlay district between Washington Road and Dowling Drive/Reed Creek Road, and those properties within that portion of the South Washington Road Corridor Protection Overlay district between the Richmond County line and Kroger Road.
Public Hearing Date	September 6, 2007
Recommendation	Approve

Summary and Recommendation

Staff is suggesting that the Planning Commission consider amended front setback requirements for portions of two arterials in the county:

Washington Road – from the Richmond County line to Kroger Road

Columbia Road – from Washington Road to Dowling Drive

One property within this large area approached the county for variances for the structure on the property because it does not meet the setback requirements. Staff has advised the Planning Commission that variances are appropriate in unique and selected situations when a peculiarity of the property renders the property extremely difficult or impossible to develop without relief of the zoning requirements through a variance. Since a variance exempts a property owner from having to comply with rules and regulations that the majority of property owners must adhere to, it is important that a variance is granted in only very select cases where a true hardship is documented. It cannot be granted as a matter of convenience.

As staff investigated the variance request staff found that the bank indeed did not comply with setback requirements. However, the reason for not meeting the setback requirements had nothing to do with the size, shape, configuration or topography of the property, nor was the need for the variance unique to this property. Staff found that as many as two-thirds of the properties along specific segments of Washington Road and Columbia Road do not comply with setbacks. Thus, staff concluded that the setback issue faced by the one property owner is not unique to this one property but is one that is far more widespread. This investigation led staff to begin investigating whether or not the deeper setbacks were justified in the identified areas.

Staff's conclusion is that the ability of the streets to continue serving as arterials and to carry volumes of traffic anticipated for the future would not be jeopardized if the required setbacks were reduced to 100 feet measured from centerline. That is the staff's recommendation for the segments of Washington Road and Columbia Road under study.

The zoning ordinance currently requires structures to be located 125 feet from the centerline of an arterial street such as Washington Road and Columbia Road. The right-of-way along Washington



TEXT AMENDMENT

Road varies somewhat in different places; nevertheless the majority of the length of Washington Road under consideration has a right-of-way width of 100 feet. A 125 foot front setback measured from centerline would require that any building constructed on Washington Road frontage would have to be set back 75 feet from the right-of-way (the property line).

Amendment to Setbacks Washington Road, Columbia Road, Flowing Wells Road

Segment	# of Prop.	Current 125' Setback			Proposed 100' Setback		
		Conf.	NC	%NC	Conf.	NC	%NC
Washington Road	89	29	60	67.4%	52	37	41.6%
Columbia Road	36	12	24	66.7%	28	8	22.2%
Flowing Wells Road	4	4	0	0%	4	4	0%
Conf. – Conforming; NC – Non-conforming							

Washington Road currently has a cross section consisting of four lanes of moving traffic plus a center turn lane. This five lane cross section, including curbs and gutters, requires about 66 feet of width, thus leaving 34 feet of right-of-way, or about 17 feet of right-of-way on each side of the road, assuming the travel lanes are built in the middle of the right-of-way. The current cross section also shows that sidewalks and separating grass strips are accommodated within about 16 feet on the edge of the curb. Thus, a 100 foot wide right-of-way is adequate to accommodate a five lane road plus utilities, sidewalks, etc.

The planning staff consulted with the county engineer about reduction in setbacks and the county engineer's position is that the identified right-of-way width (100 feet) should be adequate for future growth. In essence, the county does not contemplate widening Washington Road to something wider than a five lane cross section, even in the face of increased traffic. Other solutions are alternative routes (Riverwatch Parkway) and more efficient traffic flow on existing lanes primarily through more efficient functioning at intersections. In essence, staff believes the road needs can be accommodated within the defined right-of-way. Thus, the additional space required by setbacks is primarily intended as a buffer for the adjoining properties. A reduction of the required setback from 125 feet to 100 feet will reduce that front yard buffer from 75 feet to 50 feet, or by 25 feet.

Staff found that the relatively short segment of Columbia Road under study has a right-of-way width of 150 feet. It too has a five lane cross section. Because of its wider right-of-way width it has about 84 feet of right-of-way outside the travel lanes or about 42 feet on each side of the road. The 125 foot required setback requires buildings to be built 50 feet beyond the right-of-way line; a reduced setback of 100 feet would allow buildings to be moved to within 25 feet of the right-of-way line. Again, staff does not foresee that any improvements to Columbia Road will require additional right-of-way nor is it anticipated that a reduction in setbacks will jeopardize any adjoining land uses in the future.



TEXT AMENDMENT

Staff would point out to the Planning Commission that the concept of development is changing to reduce the setback of businesses even along arterials. Consider the fact that the setbacks for the Evans Town Center and for the Fury's Ferry Evans to Locks node protection overlay district *currently* allow businesses to be within five feet of the right-of-way line along Washington Road and Fury's Ferry Road. Staff would also point out that the Martinez Redevelopment plan calls for moving buildings closer to both Washington Road and Bobby Jones Expressway. Much of Washington Road within the Martinez Redevelopment plan would be affected by this proposed amendment.

Only four properties front the portion of Flowing Wells Road under study. All meet the current setback requirement of 90 feet from centerline, although the canopy of the bank is closer. The current ordinance allows canopies to extend to within 50 feet of the property line.

The Planning Commission will note that the reduced setbacks are related to the corridor protection overlay designation for both Washington Road and Columbia Road. That means the reduced setbacks are permitted only for properties within the corridor overlays, and that excludes single family residential property. Single family residences should have the greater setback for greater protection. Should these properties be rezoned to a zoning district other than single family they would then be subject to the reduced setbacks.

With the reduction in setback from 125 feet to 100 feet for arterial streets the percentage of properties that are nonconforming is reduced from two-thirds along both Washington Road and Columbia Road to under 42 percent on Washington Road and just over 22 percent on Columbia Road. A large proportion (77%) of those properties that will remain nonconforming along Washington Road are within the segment of the road between Baston Road and Davis Road. Staff believes these nonconformities will be solved with future redevelopment.

Staff recommends approval of the text amendment to reduce front setbacks within the defined areas.

